007.0	0002	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,080,600 / 1,080,600
					USE VALUE:	1,080,600 / 1,080,600
					ASSESSED:	1,080,600 / 1,080,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78	-80	ORVIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KRIKETOS KATHERINE
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	80 ORVIS ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KRIKETOS CALLIOPE L/ESTATE -
Owner 2:	-
Street 1:	78 ORVIS ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,600 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3601 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 18 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4600.000	625,200	9,000	446,400	1,080,600
Total Card	0.106	625,200	9,000	446,400	1,080,600
Total Parcel	0.106	625,200	9,000	446,400	1,080,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 300.13 | /Parcel: 300.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 007.0-0002-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	625,200	9000	4,600.	446,400	1,080,600	1,080,600	Year End Roll	12/18/2019
2019	104	FV	457,200	9000	4,600.	474,300	940,500	940,500	Year End Roll	1/3/2019
2018	104	FV	457,200	9000	4,600.	346,000	812,200	812,200	Year End Roll	12/20/2017
2017	104	FV	428,800	9000	4,600.	301,300	739,100	739,100	Year End Roll	1/3/2017
2016	104	FV	428,800	9000	4,600.	256,700	694,500	694,500	Year End	1/4/2016
2015	104	FV	382,100	9000	4,600.	251,100	642,200	642,200	Year End Roll	12/11/2014
2014	104	FV	382,100	9000	4,600.	206,500	597,600	597,600	Year End Roll	12/16/2013
2013	104	FV	397,600	9000	4,600.	196,400	603,000	603,000		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 680

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KRIKETOS CALLIO	37170-447		11/26/2002		99	No	No		
	19526-518		12/1/1988		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/2005	502	Dormers	15,000			G7	GR FY07	interior finish of
1/20/2005	147	Addition	92,650			G6	GR FY06	add 3rd stry, 1 bd

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2017	Inspected	BS	Barbara S
11/3/2017	MEAS&NOTICE	HS	Hanne S
5/20/2009	Measured	189	PATRIOT
9/9/2008	External Ins	BR	B Rossignol
10/12/2005	Fieldrev-Chg	BR	B Rossignol
9/22/1999	Meas/Inspect	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

6326

GIS Ref

GIS Ref

Insp Date

11/18/17

!680!

PRINT

Date	Time
12/10/20	16:25:27

LAST REV

Date	Time
12/11/17	12:56:22

ekelly

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	6326
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4600		Sq. Ft.	Site		0	80.	1.21	1									446,399						446,400	

Total AC/HA: 0.10560 | Total SF/SM: 4600 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 446,399 | Spl Credit | Total: 446,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.94162613
Const Adj.:	0.98000205
Adj $ / SQ:	156.875
Other Features:	142500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	768042
Depreciation:	142856
Depreciated Total:	625186

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	18	BRs:	8	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

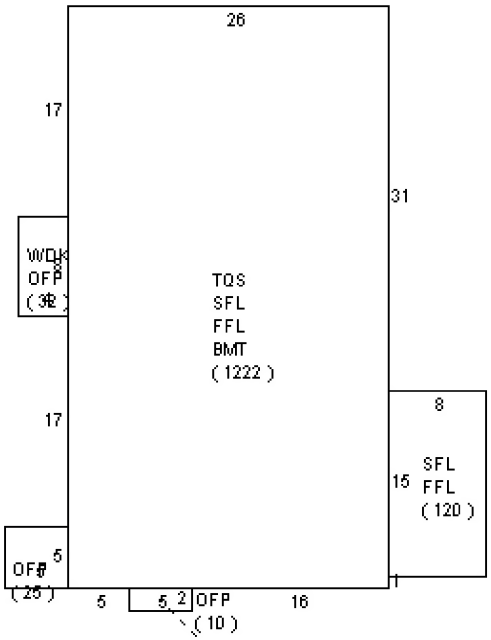
No Unit	RMS	BRS	FL
2	9	4	
Totals			
2	18	8	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	156.88
Special Features:	0	Val/Su Net:	127.02
Final Total:	625200	Val/Su SzAd	173.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,342	156.880	210,527
SFL	Second Floor	1,342	156.880	210,527
BMT	Basement	1,222	47.060	57,510
TQS	3/4 Story	917	156.880	143,776
OFP	Open Porch	67	40.300	2,700
WDK	Deck	32	15.680	502

Net Sketched Area:	4,922			Total:	625,542
Size Ad	3600.5	Gross Are	5227	FinArea	3601

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 007.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	AV	A	1925	21.25	T	0	104			8,500			8,500
19	Patio	D	Y	1	15x12	A	AV	1975	4.33	T	35.2	104			500			500

More:	N	Total Yard Items:	9,000	Total Special Featues:		Total:	9,000

IMAGE

AssessPro Patriot Properties, Inc